

December 23, 1966

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

I. BOARD OF APPEAL REFERRALS

Re: Petition No. Z-706  
Filomena Lanno  
17 Snow Street, Brighton

Three dimensional variances are sought to erect a two-story frame dwelling in a General Residence (R-.8) district. Appellant states land has been in family for over 20 years. The violations are minimal; each side yard lacking less than one foot and the lot width only nine feet. Approximately 90% of the required lot area (6500 sq. ft.) is supplied. The general area is predominantly two family on forty foot width lots. Approval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-706 brought by Filomena Lanno, 17 Snow Street, Brighton, for three dimensional variances to erect a two story frame dwelling in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. Side yard violation is minimal; approximately 90% of required lot area is supplied. The general area is predominantly two family dwellings built on forty foot wide lots.

Re: Petition No. Z-707  
Dolores Marcantonio  
65 Byron Street, East Boston

Front, side and rear yard variances are sought to convert a four-car garage to a one family dwelling in a residential (R-.8) district. The garage is adjacent to a three family dwelling on the same lot and also fronts on Byron Street. Appellant proposes to occupy the proposed apartment. Front and side yard violations are existing. Almost half of the required rear yard is supplied. Similar conditions exist in the general neighborhood area. The Board of Appeal granted an identical petition under the old code in 1961 but no action was taken by the appellant at that time. Approval is recommended.

Optional case



VOTED: That in connection with Petition No. Z-707 brought by Dolores Marcantonio, 65 Byron Street, East Boston, for three yard variances to convert a four-car garage to a one family dwelling in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. The lot has an area of 13,500 sq. ft., more than adequate to support two dwellings and a more than adequate rear yard is actually supplied except where an  $8\frac{1}{2}$  foot ell on the other building protudes into the back yard of the proposed converted building. The proposed use is to be preferred to that of a vacant garage.

Re: Petition No. Z-708  
Dave Cacciola  
224 Commonwealth Ave., Boston

A change of occupancy is requested in an apartment (H-5) district from a hospital to one family and lodging house. A conditional use permit is required for the lodging house. Building lies between Essex and Fairchild Streets. It was formerly used as a hospital with capacity of 28 beds. Back Bay Project Director is opposed since it is the policy of the Back Bay Development Committee to encourage apartment use while deterring any increase in lodging house development. Within the past year, the zoning code was amended to change the lodging house use item from a permissive to a conditional use for the purpose of exercising some control over the expansion of lodging houses. Recommend disapproval. Conditional case

VOTED: That in connection with Petition No. Z-708 brought by Dave Cacciola, 224 Commonwealth Avenue, Boston, for a conditional use permit to change occupancy from a hospital to one family and lodging house in an apartment district, the Boston Redevelopment Authority is opposed because it is the objective of the Back Bay Planning Program to return the Back Bay to a more stable type of population by discouraging the expansion of transient type housing and encouraging apartment use.

Re: Petition No. Z-709  
Bella Miller  
195 Bowdoin St., Dorchester

A change in non-conforming use is sought to convert from storage, salvage, repair shop and sale of cars to venetian blind, window shade, drapery, rug sales and service in a local business (L-1) district. The building is presently in a

state of disrepair and being destroyed by vandals. The appellant, with the proposed use to clean and repair of blinds, shades, drapes and carpets, would restore the building to a useful commercial purpose. Approval is recommended.

VOTED: That in connection with Petition No. Z-709 brought by Bella Miller, 195 Bowdoin Street, Dorchester, for a change in non-conforming use from storage, salvage, repair and sale of cars to blind, drapery, rug sales and service in a local business district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposed use would be less obnoxious than the previous occupancy. A vandalized building would be restored to a useful commercial purpose.

Re: Petition No. Z-710  
Margaret K. Sullivan  
87 Wallingford Road, Brighton

Appellant requests a variance for a forbidden use and lot size less than required to convert a dwelling from two to three families in a residential two-family (R-.5) district. None of the conditions set forth in the code are present that would deprive the appellant of reasonable use. There is no practical difficulty or hardship. The area is one in which two family dwellings prevail. Denial is recommended. Optional case

VOTED: That in connection with Petition No. Z-710 brought by Margaret K. Sullivan, 87 Wallingford Road, Brighton, for a forbidden use and variance of lot area less than required to change occupancy from two to three families in a residential two family district, the Boston Redevelopment Authority is opposed to the granting of the variances. None of the conditions set forth in the code are present that would deprive the appellant of reasonable use. There is no practical difficulty or hardship. The area is one in which two family dwellings prevail. The proposed violations are detrimental to the neighbors and public welfare.



